

COMMITTEE ON JOINT SCHOOL BUILDINGS

September 27, 2005

7:00 PM

Chairman Herbert called the meeting to order.

The Clerk called the roll.

Present: School Committee Members Herbert, Langton, Beaudry and
Aldermen Roy, Porter, DeVries, Garrity and Thibault

Absent: School Committee Members Perry and Kelley

Messrs.: T. Clougherty, A. Jefferson

Update on the School Facilities Improvement Project.

Tim Clougherty, Building Maintenance Division, stated I will ask Al Jefferson to briefly go through what we have done over the past month and what we are going to be doing in the upcoming months.

Allan Jefferson, DMJM, stated Central High School. There are pretty much punchlists there and one of the major projects was the elevator cab replacement...

Alderman Roy interjected before you continue do we not have a representative from Gilbane with us this evening.

Mr. Clougherty responded apparently not.

Mr. Jefferson stated at Central High School the major milestones are the elevator cab in the Practical Arts, which is complete. At West High School the restroom upgrades and new showers and locker rooms are nearly completed. At Memorial High School the new gym is nearing completion and is actually in use at this point in time. The existing gymnasium floor installation is nearly complete. At Hillside and Southside it is pretty much punchlisting and final MEP installation at those two locations. Wilson School has MEP installation and interior painting ongoing. At Beech Street Elementary School the gymnasium floor installation is actually nearing completion and the ceiling grid and MEP installation is ongoing. At Hallsville, MEP installation and door installation is nearing completion. At Bakersville the stair rubber installation is actually nearing completion and the

MEP installation is ongoing. At Green Acres, the electrical installation is nearly complete and the interior painting is nearing completion. At McDonough the exterior curtainwall replacement is nearly complete and the interior painting is nearing completion. I will highlight some of the upcoming activities in the next 30 days. Most of the major scopes of work should be complete with punchlisting pretty much at that location with the exception of the gate installation in the quad, which will occur next month. West High School – the upgrades in the shower should be complete with the punchlisting at that location. The Memorial mini-gym and office renovations should be complete. The gym bleacher installation should be complete. Hillside and Southside --pretty much they are at the punchlist process. The balance of the elementary schools primarily it is going to be interior painting and MEP installation.

Chairman Herbert stated first I would like to get the order straight. I think we have a couple of things that we need to vote on I believe. Tim, you have a recommendation that you would like to make in regards to the open classroom work that we have requested.

Mr. Clougherty responded yes I do. We came back to the Committee at least twice if not three times looking for approval for moving forward with design services to enclose the open concept classrooms. In the first instance, I believe that it was Parker-Varney. The wording of the motion to move forward we are very comfortable with. The other two we are somewhat uncomfortable with. We would like the Committee's authorization to procure outside services rather than moving forward through the design-build process, essentially allowing us to go out for an RFP for consultant services in order to accommodate that scope of work.

Alderman DeVries asked are you saying that the Parker-Varney proposal you are comfortable with but Highland Goffe's Falls and...

Mr. Clougherty interjected it is only the wording of the motion. Rather than going through Gilbane and those channels we would just like the authorization to move forward given the same level of funding with the same scope of services to a different consultant on an outside contract.

Alderman Roy moved to authorize Tim Clougherty to go out for an RFP for consultant services for the design work to enclose the open concept classrooms. School Committee Member Beaudry duly seconded the motion. Chairman Herbert called for a vote. There being none opposed, the motion carried.

Chairman Herbert stated the other thing we talked about is the war memorial layout at Central High School.

Mr. Clougherty responded that is correct and you should have a handout in front of you. These are some rough estimates on what it is going to cost for the differential between granite and what was proposed, which was pre-cast concrete. It is not very substantial. We have had some correspondence with Dr. Kehas and he has expressed a desire to go with granite once again. I think the Committee was somewhat silent on whether we wanted to move forward with granite last month. You have the numbers in front of you. It is a 1' x 1' granite. We still plan on making sure that he has a final sign-off on it but if it please the Chairman we would ask for a motion to move forward in accordance with the proposal you have in front of you.

On motion of School Committee Member Beaudry, duly seconded by Alderman Roy it was voted to move forward with the proposal for the war memorial at Central High School as proposed.

School Committee Member Beaudry stated just to clarify that is for granite right.

Mr. Clougherty responded we will move forward with granite; correct.

Chairman Herbert stated so essentially the design has been agreed upon. The difference was that Dr. Kehas wanted to have granite instead of a concrete memorial structure and the figures we have here address that and quantify the cost.

School Committee Member Langton asked is there any way we can get that done before Veteran's Day.

Mr. Clougherty asked Veteran's Day is the beginning of November.

School Committee Member Langton responded November 11.

Mr. Clougherty stated I couldn't make that commitment at this point in time. We will do everything we can in order to have it but that is a pretty aggressive timeframe in order to accommodate this work.

School Committee Member Langton responded it would be nice if we could have it for Veteran's Day.

Mr. Clougherty replied we will do whatever we can.

Chairman Herbert asked is there anything else you have Tim that you need action on.

Mr. Clougherty answered no. For informational purposes I wanted to talk a little bit about a couple of things. We handed out something on Highland Goffe's Falls and I would like to touch on that secondly. The flooring at Central High School has been a hot topic for a long period of time. As I have reported we have been aware of some issues over there. Committeeman Beaudry has been very persistent in bringing forth some of the problems that we have over there with the flooring and I appreciate that. Just after the installation was done was when Committeeman Beaudry started talking about some of the potential problems we have and myself and our inspectors and DMJM have been reviewing the problem. I told DMJM to make sure that our inspectors are watching these floor areas for the voids that Mr. Beaudry had reported so we have been doing that and our intention was fully to address the deficiencies during the punchlist process. Unfortunately subsequent to that we have had some instances where the floor itself underneath these tiles has caused some problems to the tiles where it started to warp. It exacerbates the issue in quite a significant way. In order to try to ascertain the exact cause of the problem we called in an independent inspection services. The independent inspection service gave us two different letters at two different times during the summer. We basically asked them to come in, look at and tell us what the problem is with this flooring and what we are supposed to do with it. The report provides little clear direction for us to follow at this point in time. It talks about potential problems with the fastening pattern of the plywood underlayment. It talks about some of the flashing methods that were used and it also highlights in greater detail the potential for excessive moisture to have been introduced to the floor during the cleaning and/or the stripping process. So at this point in time I am faced with a situation where we have a contractor that has a product that is still under warranty. We have some issues with that product that is still under warranty and we have an independent report that tells us there may be some problems with the installation. Nothing definitively along those lines but that we very likely have a problem also with the way the floor is being maintained. Now both Gilbane and Aramark are obviously under the purview of the Facilities Division and at this point in time I am not sure exactly where the problem lies. Now given that situation we would recommend and like the opportunity or authorization to go back and find somebody else, somebody that is probably a little more attuned to the specific problems that we have, a professional in flooring. Not that we didn't already have one of those but the results of that have not been as clear as we may have hoped. So we would like to get a second opinion on the situation. It is a potentially large problem given the number of rooms we have with this type of floor. We haven't experienced it pervasively throughout the building but my concern is more in the long-term what is going to happen when we are out of our warranty period. We obviously still have to clean and strip those floors and I want to make sure that the City's interests are adequately protected at this point in time. We can explore any alternatives

regarding insurances and liabilities. Both contractors have those types of coverages.

Chairman Herbert stated just so I understand what you are telling us there are some issues with the way the floor itself was set down in some cases and the flashing is what keeps the water from getting down into the...does that control getting down into the floor. In other words, the underlayer is getting wet. Is that the main issue and that is causing the tile above or the floor to warp and the tile to pop off? When Aramark comes in and does their cleaning and uses water right but nobody is telling you what is more important or maybe all of the above?

Mr. Clougherty responded what I am telling you is I don't know why it is lifting like that. Are we using too much water? That is a possibility. If water is getting under the tile and the pattern spacing for the nails is insufficient...if it is supposed to be every six inches and it is every eight or nine inches and moisture is introduced if it was six inches would we not have this problem? Was it flashed properly in all of those locations? I don't have a definitive answer and that is why we would like the opportunity to go back and get another opinion on it.

Chairman Herbert asked so we don't know the fix and we don't have any idea what the cost is.

Mr. Clougherty answered that is correct.

Chairman Herbert asked could the cost be substantial.

Mr. Clougherty answered the cost could very well be substantial.

Alderman DeVries asked the contractor that installed the floor at Highland Goffes Falls, did he install at any other schools.

Mr. Clougherty answered I am not sure off the top of my head exactly who installed it at Highland or what other schools they did it at.

Alderman DeVries stated it would seem to be prudent research if we are headed towards potential litigation or defending a warranty. To me I wonder why this issue is only at Highland Goffe's Falls if we had the same installer and similar floor tiles...

Mr. Clougherty interjected we are talking about Central High School.

Alderman DeVries asked so what is different there than other floor installations. It doesn't matter what school we are talking about.

Mr. Clougherty answered that is the same question I was asking of Barbara Connor, my Maintenance Superintendent, today. Why is the Classical Building so different from the Mackin Building, which I walked the third floor of yesterday. We did a punchlist. We had a couple of areas where the floor was deficient and we had some warping but you are going to find that in some installations in limited areas. We walked the entire floor and we found two or three areas where at Central Rooms 38 and 39 were absolutely horrible in the middle of August and I don't know that answer.

Alderman DeVries replied I would still ask that maybe you take a look and see if that same company has worked on other schools with similar product so that we might look at those schools with the same level of scrutiny that Central is getting. I guess my other question to you would be in order for us to go forward to defend the warranty litigation or whatever we are looking at we would need this second independent investigation correct?

Mr. Clougherty responded without a doubt. I think it is prudent. There have been some questions...I haven't heard it directly but some question of whether the product that was used was proper or not. The gentleman that did the report for us questioned the grade of the plywood – ACX versus BCX. Based on the research that I did both grades of plywood are exterior grade plywood and they are both recommended for subfloor installation. The only difference between the two products has to do with the veneer grade and in this situation we specified the ACX. The portion of the floor that the individual pulled up and examined was BCX. According to APA, which is the subfloor authority for wood floors and underlayment, either is acceptable and we don't really take any exception to a differential in veneer grade. That basically has to do with the number in knots and by flashing seams and flashing the plywood and sanding it, the end product should be no different. So both are exterior grade and both are designed and should repel water.

Alderman Gatsas stated Tim I think you just started down the road I was looking to go down. What is the price difference between BCX and the other one?

Mr. Clougherty responded off the top of my head I don't know, Alderman.

Alderman Gatsas asked roughly.

Mr. Clougherty answered I...

Alderman Gatsas interjected what did the specs call for.

Mr. Clougherty stated the specs called as I reported for ACX plywood.

Alderman Gatsas asked is there a reason why somebody wasn't inspecting that subflooring to make sure that the specs were met and they weren't using a lesser grade because obviously if it is a lesser grade it is less expensive.

Mr. Clougherty answered potentially. I don't know the difference between the two.

Alderman Gatsas asked do you know if it has been used in every one of the schools. If the specifications were one versus the other and the other was used? My understanding is that it creates a problem when the specs are calling for one thing and adhering to the flooring is something else and that is why I had asked for those reports to be sent to the Aldermen. I would assume that this whole Committee would want to see those same reports that we are going out for a second opinion but certainly I would like to see copies of the reports that have addressed these problems and what some of the asbestos issues are that could have been created.

Mr. Clougherty asked the asbestos issues?

Alderman Gatsas answered well if water is coming through and there is water running where does it go if it is coming through the floor. Is it going through the ceiling and where is it ending up because it was encapsulated between those floors from what I understand.

Mr. Clougherty responded there was asbestos encapsulated underneath those floors but the problem we are having is that the water is entering from above the vinyl composite tile going below the tile into the plywood that was installed causing the top veneer of the plywood to delaminate. So it is not a problem with the underside of the plywood as far as we know. It is the topside of the plywood delaminating that is causing the problem.

Alderman Gatsas asked didn't you have the last inspector come in after the vandalism because there was a lot of running water in there, not just somebody going in and cleaning floors. Wasn't that the last time there was a gentleman in to take a look at the damage?

Mr. Clougherty answered no he was in before we had the...

Alderman Gatsas interjected have you had anybody in since.

Mr. Clougherty asked to look at the damage – yes.

Alderman Gatsas asked a different company.

Mr. Clougherty answered yes.

Alderman Gatsas stated so you have already had your second opinion on maybe what that flooring was doing.

Mr. Clougherty responded no. I didn't need any professional opinion to tell me that the floor needed to be torn up when the fire hydrant that was in the stairwell was turned on. You are talking about millions of times more water that was introduced to the floor.

Alderman Gatsas asked so what happened to the encapsulated asbestos.

Mr. Clougherty answered the encapsulated asbestos that was under the areas, I'm not sure. I believe...well actually I am sure. It was abated. It was abated as part of the remediation process for the areas where the standpipe had discharged because of the excessive damage that was in that area. It literally went through the first floor into the ground floor. That isn't the problem that I am talking about here.

Alderman Gatsas stated that is the problem that I have a concern with.

Chairman Herbert stated the asbestos...as far as I know we haven't heard any information yet that the encapsulation of the asbestos is creating any issues. Obviously when all of that water came out of that standpipe or whatever it is, it was just inundated and in that case it was abated but the other issues you are talking about the encapsulation is not creating the problem it is this...we don't know yet but it doesn't sound to me as though the job was executed as we specified and we are having some problems in the Classical building in particular. As Mr. Clougherty has asked I think we would all very much like to have someone else look at it and then we can get a second opinion.

Mr. Clougherty responded I will make sure that those reports are distributed. Alderman Gatsas, I do understand that you had requested an update on this issue. I was unaware that you were looking specifically for the reports that are in question.

Alderman Gatsas replied no problem. I would assume this Committee would want to make sure about the abatement rather than somebody assuming that it has happened.

Mr. Clougherty responded I just want to make sure that we are on the same page. We are not treating the entire school the same way that we are treating the damage that was done due to the vandalism. They are two different worlds apart.

Alderman Gatsas replied I don't disagree with what you are saying. My concern is what happened with the encased asbestos as a result of that water? That is what somebody needs to address and make sure that it has been abated or it has not had a problem with the amount of water that has gone through those floors and that it is still in the abated form that it was when you folks thought it was abated that way.

Mr. Clougherty stated the damage due to the vandalism we did...it did necessitate encapsulation of the areas. What I am talking about is enclosing the areas with plastic poly negative air...you know personal protective equipment, monitoring of the air quality inside and outside so the level of abatement that we needed is what I am getting at necessitated an industrial hygienist. I can get the reports from them that give us the clearances as to whether the abatement was done properly.

School Committee Member Beaudry stated Tim I was there with Committeeman Langton during teacher orientation and we went up to see what was going on and it was right after the incident happened with the water. We went up there and they were ripping those floors out. They weren't in encapsulated suits or anything. I don't know what abatement you are talking about but they were stripping those floors right down to the hardwood floor and the person that we did talk to he didn't really want to give his name or anything but he was telling us that the grade of plywood that was down there was not the grade that should have been down and he stated if he had to do the job it would have been $\frac{3}{4}$ " tongue and groove plywood instead of $\frac{1}{2}$ " and they didn't have tongue and groove they just nailed it but he said he would have used $\frac{3}{4}$ " tongue and groove plywood because when you are nailing on top of a hardwood floor that is worn you are going to have these dips and valleys and with $\frac{3}{4}$ " plywood it would be strong enough to have a subsurface that would not adhere to the dips and valleys of the hardwood floor. That is what he said but he said I didn't do this job and I want to continue to work with the City but he said if I had to do this job again that is what I would do. When you talk about abatement I didn't see anybody...we saw them ripping the floors out. They were there with saws and chisels and ripping the stuff out. They had a piece of plastic over the door but I didn't see any positive ventilation in there and I didn't see anybody in a Level B suit or any of that stuff. When you say abatement, it wasn't done for that water damage.

Mr. Clougherty stated why don't I take a step back and go back and look at exactly what was done because of the water damage. I can appreciate what you are saying now that you bring that up because we also had the area encapsulated

for dehumidification purposes and we could be confusing one with the other or I could be confusing one with the other. I will take a step back. Let me look at that. I know the asbestos was a concern to us internally as well but there are so many different facets of both that building and the Practical Arts Building it is hard to keep one straight from the other as to exactly where the asbestos is and where it isn't. With respect to your question on the thickness of the plywood, that is also part of the assessment that I want done. The subfloor and the smoothness of the subfloor is what dictates the thickness of the underlayment. In other words if you are going over smooth concrete or a previously laid BCT floor it may be perfectly acceptable to use 1/4" plywood whereas if you are going over a hardwood floor that is wavier you want something thicker. I don't know if it is 15/32" or 7/16" or 3/4". That is part of the analysis. Allan and I had a discussion today and what I have asked is that Allan put together, based on our contract with Gilbane, where did we put new floors, where did we put new subfloors, what was the thickness and what was the type of the subfloor.

School Committee Member Beaudry stated one other comment I would like to make on the floors is when I walked through Smyth Road they did extensive renovation there and the thresholds at Smyth Road are nice rubber thick thresholds that are probably 4" wide that contour to the dip of the door. At Central they didn't do that. They still have that little thin metal threshold and the kids are tripping going into the rooms. I don't know if that is ever going to be taken care of but it is to me a safety hazard when kids are tripping going into their classrooms and why they couldn't have done the same thing they did at Smyth Road and put the wide rubber so that it actually contoured to the two level of floors. It is completely night and day. I don't know if it is different contractors or the same contractors but the work itself...

Mr. Clougherty interjected well they are both done by Gilbane so it is the same contractor. They could have used a different subcontractor but I would anticipate getting the same level of quality from one floor to another. If you went to Smyth Road and looked at the thresholds there they are really nice and you can't trip on them really and even though the grade is different...

Mr. Clougherty interjected you are right. There is a big differential in both of the schools as well as the threshold quality and that is one of the items that we put on the table to be addressed.

School Committee Member Langton asked did the specs call for tongue and groove for the subfloor.

Mr. Clougherty responded I don't know off the top of my head whether it called for tongue and groove or not.

School Committee Member Langton asked do you know if there is any way we could find that out because they weren't using it.

Mr. Clougherty answered I could look at the specs as to whether it is compliant or not and report back to you but getting someone's opinion that I don't know the qualifications of the individual and putting credence into yes it should definitely be tongue and groove I don't think is the proper course of action to follow. A lot of times with roofing materials for instance some people use tongue and groove and some people subscribe to the theory that you need space for expansion and contraction and the edges should be butt jointed and you should use lap sealant rather than a tongue and groove so if there is any movement or any moisture you have space for it to go.

School Committee Member Langton stated I am just curious as to what the specs called for.

Chairman Herbert asked do you need us to take action to allow you to get a second opinion.

Mr. Clougherty answered no.

Chairman Herbert asked so this is an FYI than.

Mr. Clougherty answered I think it would be good to get a motion for the Committee's support to procure these outside services.

On motion of Alderman DeVries, duly seconded by Alderman Roy it was voted to allow Tim Clougherty to proceed with getting a second opinion on the flooring at the Central High School Classical Building.

School Committee Member Beaudry stated you have one opinion right now, which is kind of vague and you are going to go to somebody who has more expertise in flooring to give you a second opinion. Is that what you are asking for?

Mr. Clougherty responded yes.

Chairman Herbert stated now there are a number of members of the Committee that have issues that they would like to get on the record so you are aware of them. I am going to start with Alderman Thibault.

Alderman Thibault stated I have a problem with West High School. Here we are we spent all of this money on that school and I was over there Sunday for the rededication and the thing that really bothered me was on the Notre Dame side, the main entrance to the school where the steps are there the two abutments that hold the steps together if you will and they are deteriorated to the point where pieces of concrete are falling off. Then all along Notre Dame Avenue there is a wall...

Mr. Clougherty interjected is this the entrance to the Mackin Building.

Alderman Thibault stated the first building on Conant Street. The first entrance on Notre Dame then all alongside Notre Dame there is a wall there about 2' or 3' high. It is a plastered wall and there are many spots lifted out and it looks like hell. I wondered if that could be looked at and those steps fixed. Also there is a little bit of tar if you will next to where those steps are that should be leveled off or fixed up a little bit. It is just not quite right for having spent that kind of money on that school. Maybe it wasn't addressed in the specs Tim. I don't know.

Mr. Clougherty responded the exteriors of the buildings generally were not included in the scope of work, especially in front of the Mackin because most of our work took place in front of the new section in the Bean Building.

Alderman Thibault stated well it should be fixed. It is too bad that we spent that kind of money and we didn't look at a little thing like this. We are probably talking \$1,000 or \$1,500 if that.

Mr. Clougherty responded I can fully appreciate that, Alderman, but we could find little issues in 22 schools, not just West High. We bought a certain scope of work and that wasn't included but I would be more than happy to look at it and see if it is something we can take care of.

Alderman Thibault stated well maybe we can take it out of contingency. I think it is something that should be very carefully looked at after spending that kind of money.

School Committee Member Beaudry stated I think this is going to need a vote but last month if you remember we talked about Memorial High School and putting that additional piece of asphalt down the back side of the building adjacent to the football field and moving the guardrail to the edge of the field. I would like to move that at this time seeing that...I would like to move to have that done.

Alderman DeVries duly seconded the motion.

Chairman Herbert asked do we have any kind of cost associated with this.

Mr. Clougherty answered I was under the impression after last month's meeting that Arthur Adamakos was going to be in attendance and I was going to talk to the Fire Department and report back what those findings were. I wasn't aware that I was charged with seeking a proposal.

Chairman Herbert responded that is why I asked if we knew what the cost was.

Alderman DeVries stated I would just say that I did have a conversation with the principal of Memorial, Arthur Adamakos, and he is very adamant that that is necessary and it is not because of the specifications that the State Fire Marshall has for the turning apparatus for the equipment. Certainly that is what the roadway is laid out for. He needs to have a walkway alongside of that or a place for the students existing the school, which I guess on occasion can coincide at the same time so he needs a safe passageway for the students as well as the turning radius for any of the apparatus that has to go through there. I think my question of the Chairman of Building & Sites was has he ever known Principal Adamakos to have frivolous requests and he very quickly said no. That tells me that this is something that he deems is a safety issue that is necessary. I think Committeeman Beaudry is right on target that we need to authorize you to get that done. Put the change order through.

School Committee Member Beaudry stated I would move the question because the cold weather is coming and I think we should be getting this done as soon as possible before the asphalt plants do close down.

Chairman Herbert responded I think it is clear what the Committee wants to have happen. I am just wondering if we need to have a cost somewhere in our motion.

Alderman Roy stated like you I share your concern over the cost figure and would offer that if this passes or when this passes that we get a phone poll or the motion be subject to a phone poll regarding cost. I went to Memorial and I know there is a steep hill there. Are we talking retaining walls, guardrail safety – DMJM is shaking their head yes. I would like some form...I mean Tim is this something we can engineer and get done before the asphalt plants close or are we putting the cart too far in front of the horse?

Mr. Clougherty responded without knowing exactly what the grades are that in area I am hesitant to comment but I think that we can accommodate it. I think it can be done without too much of a problem. The only question that I have and I am not sure who is going to be able to answer this is how far do you want that guardrail moved back in order to accommodate the pedestrian access way.

Alderman Garrity stated just talk to the principal and work it out with him.

Alderman Thibault asked can you tell me how much is left in contingency right now.

Mr. Clougherty answered the approved contingency balance is \$3.9 million and there are a few change orders that we haven't executed that are not yet recognized that will probably bring that down to \$3.3 or \$3.4 million. It is in excess of \$3 million right now.

Alderman Thibault stated that is what contingency was for – these unforeseen problems. Let's get a figure on it and if we have to let's go to contingency and get it done.

Mr. Clougherty responded I will confer with Arthur Adamakos regarding how far back we are going to move that guardrail and get some costs together and get it done. It is as simple as that. If you want to try to expedite things if it is less than the threshold that we have established of \$25,000 would you recommend that I move forward and just get it done without the formality of a phone poll.

Chairman Herbert responded yes.

Chairman Herbert called for a vote on the motion to move forward with the changes needed at Memorial High School in regards to the emergency access way and the guardrails. There being none opposed, the motion carried.

School Committee Member Beaudry stated I have a few more things. The land sale at West High School. Last night it was brought up that we made a swap with some land over there at the West Memorial Field. I am wondering...they said there would be enough land for the team rooms. The team room when we looked at it initially through athletics was going to be in the corner...it would have been in the Southeast corner of the field and that is the land that the state is taking away from us. They are giving us a parcel of land more in the center of the field behind the press box. Is that going to be sufficient space to do what we want to do? We want to have a team room. I don't know if you saw the plan but this is what they require and this is what they are giving us. I asked last night...I support the issue but are we going to make sure that we have enough room to put that out building in there for the team room?

Mr. Clougherty responded I apologize. I haven't been involved in any discussions regarding either the land swap or the construction of team rooms at that facility.

School Committee Member Beaudry asked would it be Parks & Recreation that are dealing with this.

Mr. Clougherty answered I would assume so yes.

Chairman Herbert stated last night Kevin Sheppard had looked it over. That was related to us by Frank Bass.

School Committee Member Beaudry stated actually Bill Sanders said that Kevin had looked at it.

Chairman Herbert stated Bill Sanders went out to the site with Kevin and Kevin seemed to not have an issue that after the land swap it would be able to be accommodated. I think Arthur is more interested in getting it on the record here with this Committee.

Mr. Clougherty asked how about if I...I will review it with Mr. Sheppard. Do we have official documentation that tells me what the size of the team room is as well as the site plan for the land swap?

School Committee Beaudry answered the site plan for the land swap we have here. That is pretty in-depth but as far as the team room size I believe the last meeting with that \$100,000 surplus we ended up asking for an engineering study.

Chairman Herbert stated there is an engineering study that is going to be done so I don't think we have specs at the moment.

Mr. Clougherty stated the only thing I am getting at is if I am going to ask Mr. Sheppard to write a letter to the Committee saying you are going to have enough room I need to know what the size of the building is in order to accommodate that.

Chairman Herbert stated I am not aware that the original Parks & Recreation design plan had that building on it. We are not aware of any. The point is that we have an issue that came up last night because of the land swap, which we were unaware of and when we saw the map it became clear that there was a corner that we had in mind for this building and it partially had been taken away still leaving some land there but we were up in the air as to whether or not we could still get the building in that area and then we had heard that Mr. Sheppard had, in fact, walked the site.

Mr. Clougherty responded I think you are right. I think that I now recall early discussions with Bill and Kevin and they walked out there.

Chairman Herbert replied it is just a concern of ours that we would like to pursue at some point. We are doing a study where we are going to put that locker room and visiting team facility and we just want to make sure that it hasn't been changed dramatically.

Mr. Clougherty asked does your designer have an idea of the proposed team room. Is it going to be similar to the one at Memorial High School or something like that? If we can get a rough like it is going to be in the neighborhood of 30' x 60' we have the ability to throw it on a plan and tell you whether it is going to work or not.

Chairman Herbert stated we are just getting it on the record at this point. We need more information before we get further into discussions.

School Committee Member Beaudry stated I have a few more issues. Wilson Street School. I consider it the basement I guess but when you walk in from Wilson Street on the North Side of the Wilson Street School entrance there is a classroom to the left and they painted the walls but they painted the walls right over the old paint and my understanding from talking to the teacher in there they didn't really scrape any of the paint or anything. They just painted over the old stuff. He had actually requested and it is too bad that it was painted before tonight because I was actually going to ask you if they could have just sandblasted those walls back to the red brick and left it like that without having it painted. He says that because of the moisture down there the paint just peels off constantly anyway even when they painted it the last way.

Mr. Clougherty asked is it the Northwest corner.

School Committee Member Beaudry answered that is correct and the other thing is the floor. When you walk in this classroom you step right...as soon as you walk in the classroom and take one step to the left the floor is so spongy it almost feels like you are going to fall through the floor. I don't know what is underneath the plywood but it is extremely spongy and I don't know why they didn't change...they changed the hallways. They did all brand-new tiles in the hallways but they didn't go in the classroom. That was a concern of the teacher in that room as to why they didn't finish the job and why did they paint over old paint without really...

Mr. Clougherty interjected we didn't finish the job there because it was not scoped out adequately. The problem that we have at that particular school is we have done...rather than doing a wholesale flooring job we have done three rooms one year, three rooms another, two rooms the next and there were a couple of rooms

that were missed. I have a list of the rooms that were missed and we do plan on going back and making sure that the facility is fully addressed.

School Committee Member Beaudry asked and they would take care of the subfloor and whatever is underneath there that is spongy. That would all be taken care of I would assume?

Mr. Clougherty responded yes most definitely.

School Committee Member Beaudry stated I have a question for you, Tim. The teacher had mentioned about sandblasting. What would the cost be for painting in comparison to maybe just sandblasting those walls? You look at what they are doing down at the Millyard. They are just sandblasting the area and leaving it the red brick and it would probably be in the long run cheaper because you don't have to wash them or clean them after.

Mr. Clougherty responded I am perfectly comfortable doing that. The problem is that sandblasting creates such a mess that it costs a lot more money. With the summer work it is just that much more invasive. We didn't entertain it. We certainly could have. It is something that we can entertain in the future but we generally try not to sandblast just because of the level of prep and clean up. The paint is usually easier and if you have water infiltrating brick like that it is usually like you were saying a moisture infiltration so I would rather solve that problem and get the paint to stick to the brick. The old saying is if you want to create a maintenance problem for yourself paint cement or paint brick. It never works out very well.

School Committee Member Beaudry replied exactly and that is what he was saying. I just hope that we didn't waste however much it cost to have that room painted for it to peel in six months or a year.

Mr. Clougherty stated we will definitely look at it.

School Committee Member Beaudry stated Bakersville. The windows right in the center of Bakersville on the Elm Street side were replaced. The windows that were in there were windows that opened and the windows that they replaced them with don't open and that room is extremely hot. The teachers that are in there would like to have ventilation. I know they talked...I don't know if they talked to you but they spoke to somebody and there was a possibility of replacing those windows with windows that open. I think the specs called for open windows.

Mr. Clougherty responded we are aware of the situation. I did speak with Ms. Adams a couple of times over the summer about it. We are going to push to have

those units be operable. They were operable before as you reported and they should minimally be operable now, at least in those two areas that are used as classrooms. I think it is the third floor. Yes it is the third floor. All of the windows that we replaced over the stairwells and the entrances were operable but those were really the only ones that we desire to be operable at this point in time. Those classrooms will have ventilation. They do not require an operable unit for ventilation purposes. The ventilation isn't up and running right now. I had our folks bring over some fans to more adequately ventilate the space before school opened and I made the promise to Ms. Adams that I would pursue making those windows operable and that is what we plan on doing.

School Committee Member Beaudry stated in the same school with the painting they seem like they are focusing on the hallways but the teachers are complaining because they can't hang anything up in their rooms because they have to paint...they were told the rooms were going to be painted and they are wondering when that is going to occur because all of their stuff is still scattered in boxes because they really can't do anything until their rooms are complete. Is there a timeframe when that is going to be or can they get in the classrooms and leave the hallways right now so at least the teachers can get their classes back up to where they used to be?

Mr. Clougherty responded unfortunately Gilbane isn't here. I don't have the answer to exactly when they are going to be painting those. We can look at it. We will look at the schedule and talk with Gilbane in our meeting tomorrow and see if they can accommodate either...give us a commitment on when you are going to paint them or when you are not going to paint them so that they can hang their educational materials.

School Committee Member Beaudry stated Memorial High School – the gym. It was my understanding that that whole gymnasium was going to be redone – paint, new bleachers, new floor. You go in there and the floor is looking beautiful but the walls and everything are filthy. Why wouldn't they have painted the ceiling and the walls before they put in the \$100,000 floor? I would hope that they are going to paint that before they put the bleachers in because there are going to be new bleachers installed also right.

Mr. Clougherty answered the walls were painted.

School Committee Member Beaudry responded from what I understand the walls are still not painted and the ceilings are dirty and the backboards are all in rough shape.

Mr. Clougherty stated the walls are clean and painted. The ceiling is a Techum ceiling, which we didn't paint but a lot of the ceiling is exposed steel, which was painted. I agree that the...it is brick about eight feet up and it looks pretty rough right now mainly because we have taken the padding down that sat there for 40+ years. The padding is going back up so a lot of that dirty brick is going to be covered up. Everything above that brick has been painted and below the brick it is going to be covered 90% by bleachers and padding on either side. I can look into painting the backboards if that is a cause of concern but...

School Committee Member Beaudry asked what about the doors. I don't believe the doors have been painted yet.

Mr. Clougherty answered the doors are brand-new.

School Committee Member Beaudry stated well certain doors and Committeewoman Labanaris brought it up last night because she was over there yesterday and she brought it to our attention at Building & Sites last night. I believe she mentioned door. I know she said the backboards and the walls.

Mr. Clougherty stated if I may, Mr. Chairman, I am not sure exactly what it is at the gym. If you want, we will look at it whatever it is. We all have to understand though especially regarding paint and finished the scope of work was put together five years ago now. There are areas that have deteriorated in that five years that weren't addressed because we prioritized that list at that time. Now the areas that we addressed in the scope of work five years ago that we didn't address are the ones that are standing out because they are the worst looking because everything else is brand-new. We could go through again every one of these schools and I am not trying to give you short shrift Committeeman Beaudry please understand that. Let's go and further the painting process if need be but there are going to be areas in every school like this. We are more than happy to look at them. We will entertain it. We actually have a proposal on the table for bringing on painters to address situations such as this as the school year goes along because those finishes go a long way.

Chairman Herbert responded we will hear about them all before it is over.

School Committee Member Beaudry stated actually at Weston School the principal there and I don't know if the had talked to you but when they painted the cabinets...

Mr. Clougherty interjected they are a shade off.

School Committee Beaudry responded yes. Can you enlighten us on what the handout means?

Mr. Clougherty replied you had asked a couple of months ago about encapsulated batt installation – where it was installed for a report. That is the report.

School Committee Member Beaudry asked so the dark colored is what is batted and all the rest is...

Mr. Clougherty interjected the attached ceiling plan areas are darkened to delineate limits of the encapsulated batt insulation installation.

School Committee Member Beaudry stated so really the second floor is where we were talking about...there is very little that is encapsulated insulation on that second floor.

Mr. Clougherty responded which would mean that there is very little where they had disturbed the ceiling.

School Committee Member Beaudry asked is there any future talk about encapsulating what is left on that second floor.

Mr. Clougherty answered no and Mr. Turner's report didn't talk about the necessity to do so. Once the ceiling is up you are not getting fiberglass going through the ceiling obviously. His report mainly talked about insuring that proper clean up was done when the fiberglass was disturbed and we will make sure that happens when we accommodate the control sequence changes that are going to be underway very soon at Highland Goffe's Falls. I also wanted to bring to the attention of the Committee that the painting of the roof that was much debated last month was reported to me that it was done. I haven't physically looked at it myself but I understand that it was completed somewhere around the last week of August.

Alderman DeVries stated my questions go back to the DMJM report. We never had an opportunity to ask when you were presenting but on Page 10 of 19, the graphics that show the timeline for all of the schools it refers to the Design Group 1 at Jewett. I just wasn't sure what is left there and what does that mean. It says it is going on until September 2006 at Jewett Street Elementary.

Mr. Clougherty responded the date that you are looking at is an aggregate of the following four schools underneath it – Smyth, Webster, Gossler and Green Acres. The 05 May should be the early start for that group and 12 Sept is the early finish.

Alderman DeVries asked so that doesn't mean that there is something left to be done at Jewett Street.

Mr. Clougherty answered there is stuff left to be done at Jewett Street. We are still doing punchlists and there are a couple of outstanding items but it doesn't mean that Jewett is going to drag out until September 2006.

Alderman DeVries stated the other question I have is on Page 13 of 19. I noticed at the top of the page it talks about the retainage held but it wasn't carried through to the totals on the next page. I just didn't know if that is normal reporting. Is that just a missing total?

Mr. Clougherty responded we could have summarized it but the only contractor that we hold retainage on is Gilbane so even if it was summed it would be the same on the second page.

Alderman DeVries asked so my question is you are still holding the retainage on that.

Mr. Clougherty answered without a doubt. Retainage does get reduced in accordance with the terms and conditions of our contract. They are very complicated and I don't think you really want me to get into them but we will make sure that we adequately retain money in order to protect the City's interest as we move forward.

Alderman DeVries asked maybe for the next meeting you could get more into closeouts and educate us on the retainage and how that is going to be brought down and maybe explain how you are making some of those decisions or send out a memo or call me at home. I see a blank look. He doesn't want to make this report.

Mr. Clougherty responded I don't know that you want us getting into exactly how this is going to happen because there is probably going to be some differential as to how the opinion of retainage release is actually being done.

Alderman DeVries stated I am probably not as interested in how you are deciding to pay that out but what balance you are holding and your thought process on what you have open in projects and how that is going to adequately cover us for worst case scenario. That is really what I am after.

Mr. Clougherty responded okay we can have that discussion next month or whenever you would like to do it.

Alderman DeVries stated I guess it would be the Chairman's decision if he thought that was something that was needed.

Chairman Herbert stated I don't mind being educated.

Mr. Clougherty responded why don't we have a conversation and if the Chairman desires to put in on the agenda we can do that.

Alderman Roy stated Tim we talked about the penalties that Gilbane was going to incur for schools not being completed on time. Is that being enforced at this time?

Mr. Clougherty responded yes it is.

There being no further business, on motion of Alderman Thibault, duly seconded by Alderman DeVries it was voted to adjourn.

A True Record. Attest.

Clerk of Committee